



## 1 bed flat to buy in CT5

Lucerne Court, Seasalter, Whitstable, Kent,  
CT5 4SQ

**£55,000** Starting Bid

🛏 x1 🚿 x1 🚻 x1

Tenure

**Leasehold**

Allocated parking

## Property features

✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

THE PROPERTY: One bedroom first floor flat in need of a little modernisation and mould treatment. Fitted kitchen and bathroom, fitted carpets and a fitted bedroom. An ideal first time buy or investment!

Accommodation: Communal Entrance: Stairs leading to the first floor. Private front door. Entrance Hall: Coved ceiling. Radiator. Store Room/Study Area: Superb storage space or ideal as a study area. Light and power. No window. Telephone point. Lounge/Diner: 17'8 × 10'5 (5.39m × 3.17m) Front aspect. Double glazed window. Radiator. Television point. Telephone point. Coved ceiling. Area for dining table. Kitchen: 7'5 × 6'7 (2.27m × 2.01m) Rear aspect, double glazed window. Fitted with a range of kitchen units. Sink unit with cupboards under. Laminate work surfaces with base and wall mounted units. Stainless steel hob and oven. Extractor hood. Larder cupboard. Integral fridge, space for freezer, space for washing machine. Part tiled walls. Ceiling spotlights. Boiler for central heating. Bedroom: 14'7 × 8'9 (4.45m × 2.67m) Rear aspect, double glazed window. Quality fitted wardrobes to one wall. Radiator. Coved ceiling. Bathroom: Fitted white bathroom suite. Panelled bath with mixer taps and part tiled wall surround. WC. Wash basin with cupboards under. Ceiling spotlights. Radiator.

Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property, and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and , where the property has been extended/converted, the position regarding planning approval and building

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 100

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £800.00

Price: Starting Bid £55,000

Property Type: Flat

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Lucerne Court, Seasalter, Whitstable, Kent, CT5 4SQ

Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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